

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Westmoreland County Consortium**

State: **PA**

PJ's Total HOME Allocation Received: **\$28,443,588**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	30		
% of Funds Committed	96.12 %	94.47 %	15	92.63 %	78	78	
% of Funds Disbursed	89.27 %	90.68 %	19	86.67 %	60	63	
Leveraging Ratio for Rental Activities	3.29	5.31	23	5.03	33	37	
% of Completed Rental Disbursements to All Rental Commitments***	66.11 %	93.68 %	29	88.14 %	3	5	
% of Completed CHDO Disbursements to All CHDO Reservations***	49.04 %	75.03 %	30	76.19 %	7	9	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	67.68 %	82.36 %	25	81.48 %	12	14	
% of 0-30% AMI Renters to All Renters***	26.22 %	37.36 %	23	45.62 %	14	18	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	85.98 %	98.33 %	27	96.17 %	6	8	
Overall Ranking:			In State:	28 / 30	Nationally:	4	9
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$24,577	\$20,381		\$28,750	328 Units	25.90 %	
Homebuyer Unit	\$51,782	\$17,510		\$15,714	63 Units	5.00 %	
Homeowner-Rehab Unit	\$13,710	\$16,691		\$21,140	506 Units	39.90 %	
TBRA Unit	\$4,094	\$5,857		\$3,230	371 Units	29.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westmoreland County Consortium PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$104,005	\$128,352	\$20,634
State:*	\$106,147	\$44,298	\$16,666
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	2.4 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.94

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	86.9	79.4	92.5	89.0	Single/Non-Elderly:	27.3	12.7	16.0	24.1
Black/African American:	10.6	15.9	7.5	8.4	Elderly:	28.7	0.0	39.4	31.9
Asian:	1.1	0.0	0.0	0.0	Related/Single Parent:	31.2	54.0	15.0	21.5
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	8.9	30.2	26.3	4.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.9	3.2	2.0	17.8
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.4	1.6	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.4	1.6	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.7	1.6	0.0	2.6					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	48.9	14.3	41.2	67.0	Section 8:	63.1	0.0 [#]		
2 Persons:	17.0	20.6	25.3	14.1	HOME TBRA:	0.0			
3 Persons:	21.6	28.6	14.1	10.5	Other:	0.4			
4 Persons:	7.4	19.0	8.5	6.3	No Assistance:	36.5			
5 Persons:	2.8	9.5	8.1	0.5					
6 Persons:	1.4	6.3	2.4	1.6					
7 Persons:	0.7	1.6	0.2	0.0					
8 or more Persons:	0.0	0.0	0.2	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			150	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

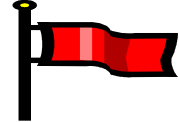
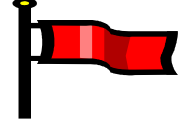
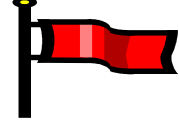
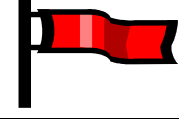
Participating Jurisdiction (PJ): Westmoreland County Consortium State: PA

Group Rank: 4
 (Percentile)

State Rank: 28 / 0 PJs

Overall Rank: 9
 (Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	66.11	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	49.04	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.68	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	85.98	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	2.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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